



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 10

1200 Sixth Avenue, Suite 900
Seattle, WA 98101-3140

OFFICE OF
ENVIRONMENTAL CLEANUP

January 14, 2013

Ron Cupples
13040 Back Road
Anchorage, AK 99515-3538

Dear Mr Cupples:

The U.S. Environmental Protection Agency Region 10 (EPA), through its contractor Ecology and Environment, Inc., collected environmental samples from your property during the month of July 2012. These samples were collected in relation to EPA's Site Inspection of the 4th and Gamble Parking Lot site. The Alaska Department of Environmental Conservation (DEC) has been investigating the site for several years. This Site Inspection conducted by the EPA in cooperation with DEC; provides EPA and DEC with an updated evaluation of the site.

The samples were analyzed for volatile organic compounds (VOCs). Enclosed is a copy of the laboratory results. Only the results for compounds which were detected are displayed. Also listed with the results are DEC's Regulatory Cleanup Standards.

If you have any questions concerning the possible health effects of these contaminants, you may contact Nim Ha, Alaska Environmental Public Health Program, by email at nim.ha@alaska.gov or by phone at (907) 269-8028.

EPA appreciates your cooperation during this sampling event. If you have any questions, please feel free to contact me at (206) 553-6396 or perkins.brandon@epa.gov

Sincerely,

A handwritten signature in black ink, which appears to read "Brandon Perkins", is written over a horizontal line.

Brandon Perkins
Site Assessment Manager

Enclosure

cc: Nim Ha, Alaska Environmental Public Health Program
Todd Blessing, Alaska Department of Environmental Conservation

USEPA SF



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Parcel Number: 002-093-43-000 Analytical Results

Owner: Ron Cupples
Phone: (907) 345-7204
Property Description: East Addition Block 26A, Lot 1
Parcel Number: 002-093-43-000

Sample Date: July, 2012
Sample Media / Location: Subsurface Soil, Surface Soil, Ground Water, Indoor Air, and Outdoor Air
Sample Analysis: Volatile Organic Compounds

EPA Sample Number CLP Sample Number Location ID	Method 2 Soil Under 40 Inch Zone Direct Contact (ug/kg)	Method 2 Soil Under 40 Inch Zone Outdoor Inhalation (ug/kg)	Method 2 Soil Migration to Ground Water (ug/kg)	12284789 JRZH3 BH10SB05	12284790 JRZH4 BH10SB10	12284791 JRZH5 BH10SB15	12284792 JRZH6 BH10SB20	12284793 JRZH7 BH10SB25	12284794 JRZH8 BH10SB30	12284795 JRZH9 BH10SB35	12284796 JRZJ0 BH10SB40	12284797 JRZ00 BH10SB45	12284798 JRZ01 BH10SB50
Description	Available ADEC Regulatory Cleanup Standards			Subsurface Soil (ug/kg)									
Volatile Organic Compounds													
Acetone	91300000	68600000	88000	18 U	16 U	16 U	13 U	14 U	12 U	26 U	15 U	22	92 U
Benzene	150000	11000	25	5.2 U	5 U	5.4 U	5.3 U	5.2 U	5.6 U	10 U	6.9 U	4.7 U	0.68 JQ
Ethylbenzene	10100000	110000	6900	5.2 U	5 U	5.4 U	5.3 U	5.2 U	5.6 U	10 U	6.9 U	4.7 U	5.8 UJK
m,p-Xylene	--	--	--	5.2 U	5 U	5.4 U	5.3 U	5.2 U	5.6 U	10 U	6.9 U	4.7 U	5.8 UJK
o-Xylene	--	--	--	5.2 U	5 U	5.4 U	5.3 U	5.2 U	5.6 U	10 U	6.9 U	4.7 U	5.8 UJK
Tetrachloroethene	15000	10000	24	5.2 U	5 U	5.4 U	5.3 U	5.2 U	3.1 JQ	2 JQ	4.6 JQ	3.9 JQ	5.8 UJK
Toluene	8100000	220000	6500	0.62 JQ	0.77 JQ	0.7 JQ	5.3 U	5.2 U	0.54 JQ	1.3 JQ	6.9 U	0.64 JQ	5.8 UJK

EPA Sample Number CLP Sample Number Location ID	Method 2 Soil Under 40 Inch Zone Direct Contact (ug/kg)	Method 2 Soil Under 40 Inch Zone Outdoor Inhalation (ug/kg)	Method 2 Soil Migration to Ground Water (ug/kg)	Ground Water Cleanup Level (ug/L)	Residential Indoor Air (ug/m³)*	12284801 JRZ35 BH10SS	12284738 JRZ41 PP03SS	12284739 JRZ42 PP04SS	12294701 JRZ85 BH10GW	12284684 JRYR8 PP05IA	12284694 JRY58 PP01OA
Description	Available ADEC Regulatory Cleanup Standards				Available ADEC Target Levels	Surface Soil (ug/kg)			Ground Water (ug/L)	Indoor Air (ug/M³)	Outdoor Air (ug/M³)
Volatile Organic Compounds											
Acetone	91300000	68600000	88000	33000	32200	19 U	15 U	29 U	10 U	NA	NA
Benzene	150000	11000	25	5	3.1	9.4 UJK	7.7 U	7.4 U	5 U	38	0.26
Ethylbenzene	10100000	110000	6900	700	9.7	9.4 UJK	7.7 U	7.4 U	5 U	33	0.14
m,p-Xylene	--	--	--	10000**	100**	9.4 UJK	7.7 U	7.4 U	5 U	150	0.28
o-Xylene	--	--	--	10000**	100**	9.4 UJK	7.7 U	7.4 U	5 U	44	0.14
Tetrachloroethene	15000	10000	24	5	42	9.4 UJK	7.7 U	7.4 U	72	0.75 U	0.22 U
Toluene	8100000	220000	6500	1000	5210	10 JK	0.87 JQ	1.1 JQ	5 U	270	0.12

Note: * Based on ADEC Vapor Intrusion Guidance for Contaminated Sites, October 2012, Appendix D, Residential Levels

**No associated cleanup level available for m,p-Xylene or o-Xylene, the cleanup Level for Total Xylenes used.

Highlighted cells indicated one or more of the cleanup levels were met and/or exceeded.

Bolded type indicates the analyte was detected at or above the CRQL.

Key:

-- = No associated cleanup level.

ADEC = Alaska Department of Environmental Conservation

CLP = Contract Laboratory Program

CRQL = Contract Required Quantitation Limit

EPA = United States Environmental Protection Agency.

ID = Identification.

IA = Indoor Air

J = The analyte was positively identified. The associated numerical value is an estimate.

K = Unknown bias.

NA = Not analyzed

PP = Private Property

Q = The analyte was positively identified. The associated numerical value is above the instrument detection limit but below the CRQL.

SS = Surface Soil

U = The analyte was not detected at or above the associated value.

ug/kg = Micrograms per kilogram.

ug/L = Micrograms per liter

ug/M³ = Micrograms per Meter Cubed

Parcel Number: 002-093-42-000 Analytical Results

Owner: Ron Cupples
Phone: (907) 345-7204
Property Description: East Addition Block 26A, Lot 2
Parcel Number: 002-093-42-000

Sample Date: July, 2012
Sample Media / Location: Surface Soil and Indoor Air
Sample Analysis: Volatile Organic Compounds

EPA Sample Number CLP Sample Number Location ID	Method 2 Soil Under 40 inch Zone Ingestion (ug/kg)	Method 2 Soil Under 40 Inch Zone Direct Contact (ug/kg)	Method 2 Soil Under 40 Inch Zone Outdoor Inhalation (ug/kg)	Method 2 Soil Migration to Ground Water (ug/kg)	Residential Indoor Air (ug/m ³)*	12284736 JRZ39 PP01SS	12284737 JRZ40 PP02SS	12284679 JRYR3 PP01IA	12284680 JRYR4 PP02IA	12284681 JRYR5 PP03IA	12284682 JRYR6 PP04IA
Description	Available ADEC Regulatory Cleanup Standards				Available ADEC Target Levels	Surface Soil (ug/kg)		Indoor Air (ug/M ³)			
Volatile Organic Compounds											
1,2-Dichloroethane	--	91000	4800	16	0.94	4.8 U	8.6 UJK	0.89 JL	2.8	0.13 U	0.13 U
Benzene	--	150000	11000	25	3.1	4.8 U	8.6 U	3 JL	2	0.93	0.82
Ethylbenzene	--	10100000	110000	6900	9.7	4.8 U	8.6 U	1.7 JL	0.87	0.63	0.56
m,p-Xylene	--	--	--	--	100**	4.8 U	8.6 U	5.3 JL	2.6	2.1	1.9
o-Xylene	--	--	--	--	100**	4.8 U	8.6 U	1.7 JL	0.78	0.66	0.63
Tetrachloromethene	--	15000	10000	24	42	4.8 U	8.6 U	66 JL	65	13	13
Toluene	--	8100000	220000	6500	5210	0.53 JO	1 JO	18 JL	9.7	5.6	4.7

Note: * Based on ADEC Vapor Intrusion Guidance for Contaminated Sites, October 2012, Appendix D, Residential Levels

**No associated cleanup level available for m,p-Xylene or o-Xylene, the cleanup Level for Total Xylenes used.

Highlighted cells indicated one or more of the cleanup levels were met and/or exceeded.

Bolded type indicates the analyte was detected at or above the CRQL

Key:

-- = No associated cleanup level.

ADEC = Alaska Department of Environmental Conservation

CLP = Contract Laboratory Program.

CRQL = Contract Required Quantitation Limit

EPA = United States Environmental Protection Agency.

ID = Identification.

IA = Indoor Air

J = The analyte was positively identified. The associated numerical value is an estimate.

K = Unknown bias.

L = Low bias

PP = Private Property

Q = The analyte was positively identified. The associated numerical value is above the instrument detection limit but below the CRQL.

SS = Surface Soil

U = The analyte was not detected at or above the associated value.

ug/kg = Micrograms per kilogram.

ug/M³ = Micrograms per Meter Cubed

Parcel Number: 002-093-40-000 Analytical Results

Owner: Ron Cupples
Phone: (907) 345-7204
Property Description: East Addition Block 26A, Lot 4
Parcel Number: 002-093-40-000

Sample Date: July, 2012
Sample Media / Location: Subsurface Soil, Surface Soil, and Ground Water
Sample Analysis: Volatile Organic Compounds

EPA Sample Number CLP Sample Number Location ID	Method 2 Soil Under 40 Inch Zone Ingestion (ug/kg)	Method 2 Soil Under 40 Inch Zone Direct Contact (ug/kg)	Method 2 Soil Under 40 Inch Zone Outdoor Inhalation (ug/kg)	Method 2 Soil Migration to Ground Water (ug/kg)	Ground Water Cleanup Level (ug/L)	12284610 JRYW5 BH01SB05	12284611 JRYW6 BH01SB10	12284612 JRYW7 BH01SB15	12284613 JRYW8 BH01SB20	12284614 JRYW9 BH01SB25	12284615 JRYX0 BH01SB30
Description	Available ADEC Regulatory Cleanup Standards					Subsurface Soil (ug/kg)					
Volatile Organic Compounds											
Tetrachloroethene	--	15000	10000	24	5	16	12	330	6	14	24

EPA Sample Number CLP Sample Number Location ID	Method 2 Soil Under 40 Inch Zone Ingestion (ug/kg)	Method 2 Soil Under 40 Inch Zone Direct Contact (ug/kg)	Method 2 Soil Under 40 Inch Zone Outdoor Inhalation (ug/kg)	Method 2 Soil Migration to Ground Water (ug/kg)	Ground Water Cleanup Level (ug/L)	12284616 JRYX1 BH01SB35	12284617 JRYX2 BH01SB40	12284618 JRYX3 BH01SB45	12284752 JRZ55 PP17SS	12284753 JRZ56 PP18SS	12284702 JRZ75 BH01GW
Description	Available ADEC Regulatory Cleanup Standards					Subsurface Soil (ug/kg)			Surface Soil (ug/kg)		Ground Water (ug/L)
Volatile Organic Compounds											
Tetrachloroethene	--	15000	10000	24	5	29	18	49	4.7 U	13	3000

Note: Highlighted cells indicated one or more of the cleanup levels were met and/or exceeded.
 Bolded type indicates the analyte was detected at or above the CRQL

Key:

-- = No associated cleanup level.
 ADEC = Alaska Department of Environmental Conservation
 BH = Borehole
 CLP = Contract Laboratory Program
 CRQL = Contract Required Quantitation Limit
 EPA = United States Environmental Protection Agency
 GW = Ground Water

ID = Identification
 SB = Subsurface Soil
 SS = Surface Soil
 U = The analyte was not detected at or above the associated value.
 ug/kg = Micrograms per kilogram
 ug/L = Micrograms per Liter